

**NOTICE OF HEARING EXAMINER'S DECISION**  
**CEDAR VALLEY SUBSTATION CONDITIONAL USE PERMIT**  
**(CUP-004484-2016)**

**Decision:**

On February 13, 2017, the Hearing Examiner approved a Conditional Use Permit (CUP) for the Cedar Valley Substation, located at 20525 48<sup>th</sup> Ave. W, to construct a new electric distribution substation.

This Conditional Use Permit is subject to compliance with all applicable provisions, requirements, and standards of the Lynnwood Municipal Code, standards adopted pursuant thereto, and the following special conditions:

1. Exhibit 6 is the approved Conditional Use Permit development plan set. If relaxation of setback requirements is necessary for approval of the substation as depicted within Exhibit 6, then such relaxation is herewith granted as authorized by LMC 21.24.100. Revisions to approved plans are governed by LMC 1.35.180.
2. Security fencing around the substation shall be as represented within Exhibit 7 (Ameristar Impasse II) or the equivalent.

**Location:**

20525 48<sup>th</sup> Ave. W, Lynnwood, WA 98036

**Reconsideration and Appeal:**

Any person who participated in the decision may request reconsideration by the Hearing Examiner by filing a request in writing with the Community Development Department by 4:00 p.m. on February 20, 2017. Any person who participated in the decision may file an appeal of the Hearing Examiner by filing the appeal to superior court pursuant to the Land Use Petition Act (Chapter 36.70C RCW) within 21 days from the date of issuance of the decision.

**Contact:**

The file on this project is maintained in the Community Development Department office and is available for review at the above listed address. If you have questions, please contact Todd Hall, Planning Manager, at (425) 670-5407 or [thall@lynnwoodwa.gov](mailto:thall@lynnwoodwa.gov). Please make reference to file number CUP-004484-2016 when making contact.

**Date of this Notice:** February 15, 2017.

**THIS NOTICE IS NOT TO BE REMOVED, MUTILATED OR CONCEALED  
BY ANY UNAUTHORIZED PERSON**